



*Aquidneck Island Re-Use Implementing Authority*

*Representing the municipalities of Newport, Middletown and Portsmouth, Rhode Island*

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**Wednesday, January 9, 2013**

**1 p.m. ~ 3 p.m.**

**Middletown Police Station, Community Room  
123 Valley Road, Middletown RI 02842**

### **Meeting Minutes**

#### **AIRIA Attendees**

Fred Faerber, Portsmouth; Jane Howington, Newport City Manager; Bill Corcoran, Newport; Bill Harvey, Middletown; Keith Humphreys, Portsmouth; Bill Clark, Portsmouth; Ron Wolanski, Middletown; Tina Dolen, PRC; Jared Weaver, AIPC

The meeting was called to order 1:05 p.m.

#### **Receive minutes from the AIRIA meeting of November 14, 2012**

Minutes approved following the revision of subtracting William Corcoran's name from the attendees list.

#### **Status report on the Interlocal Agreement**

Tina stated that the Interlocal agreement must be approved by OEA. OEA is happy with an opt-out clause for the municipalities up until the engagement of the EDC. The Interlocal agreement will be amended with language for the opt-out clause and brought back for approval. A key element for an Interlocal agreement is the granting or acknowledgment of bonding authority for the parties within the Interlocal. The statute from the State which refers to the right of bonding should clearly be mentioned within the amended draft. OEA approves the document and then the LRA will be incorporated.

Fred Faerber is disappointed in David Knisely's lack of affirmation with municipal solicitors.

The LRA normally becomes the bonding authority. AIRIA will hold the properties and become the master developer for a time before it releases the properties to each municipality. The LRA needs to have bonding authority even if it never uses it.

**Discuss the November 29/30 Matrix workshops – identify strengths and weaknesses – make suggestions for the upcoming workshop**

The individual meetings were very valuable to each municipality. The large kick-off meeting was perceived as a formal introductory. Deeper conversations took place in the individual municipal meetings.

**Review a draft agenda for the February Matrix/AIRIA workshop**

It was decided a group meeting would be held on Thursday, February 7<sup>th</sup>, at 1 p.m. Municipalities to choose a best time to meet individually with the consultants on Friday, February 8<sup>th</sup>.

**End of quarter OEA grant report and status of required match hours**

Tina described AIRIA's need to keep track of the hours spent by each community. Tina stated communities contribute matching personnel hours in lieu of direct financial matching. She is confident the communities can meet these requirements by the end of the process but is reminding members to keep track of hours.

A question was raised regarding whether non-staff board member's hours count towards the match. Tina will look into this request but is confident the budget justification is now set and cannot be changed.

A discussion on the status of the PRC ensued. Newport has not advertised for the position. There is a rough total of \$14,000.00 left for this position until August.

A suggestion to place an executive session on the next agenda as a place holder for discussions of this kind was recommended.

**Updates from member communities**

Middletown is contracting with Matrix on the West Main/Coddington Master Plan to look at the entire area for analysis. A detailed development plan for the Green Lane Park is also being contracted with Matrix by Middletown separately from AIRIA.

Newport has a \$50,000.00 grant for an overlay zone to be used for the hospital zone and used for other areas.

Portsmouth's individual meeting with Matrix suggested Portsmouth's concern with contamination is overblown. Matrix was clear that the Navy would stand behind the issue of contamination. Portsmouth wants to hear more from David Knisely on alternatives and details on waste and munitions cleanup.

Tina mentioned Matrix's interest in the Portsmouth Tank Farms for ESCA funding.

Jane Howington suggested a possible Portsmouth trade with the Navy. Portsmouth would offer the turbine for property rights. This could help the Navy meet their renewable energy credit criteria.

Discussion items to be addressed in the February workshop

**Begin to identify/consider potential revenue sources for property development**

Revenue sources for gaining equity can be found through education bonding authorities, water authorities, and federal grants.

It was requested that Matrix provide examples of how other LRAs and municipalities identified potential revenue sources.

**Briefly review each municipality's preferred development method relative to property ownership**

Development would be dictated by the market. It might be a quick turn around or may not be.

**LRAs often reconstitute their staffing once it acquires properties.**

It was decided the reconstitution of the LRA would be a later discussion.

Meeting adjourned at 1:59 p.m.

Respectfully submitted,

Jared Weaver  
Director of Planning and Communications  
Aquidneck Island Planning Commission